BOOK 7377 PAGE 760

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 87

Notary Public

MY COMMISSION EXPIRES 7-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney - 109 Shacklett Lane - Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
E. B. SMITH, JR.	SAME	34-10 P/O Parcel 40
(NAME)	(NAME)	
P. O. Box 1550		34-10 parcel 54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202-1550		34-9 Parcels 135 & 136
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James R. McKinney and Melissie Earlene Conrad Bush, Trustee of Trust A, B & C as designated under The Will of James Thomas Conrad.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. B. Smith, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

"SEE EXHIBIT "A" ATTACHED"

7 3 7 3 4

IDENTIFICATION REFERENCE

OCT 13 1 13 PM '87

DAVIDSON COUNTY, TN

Tennyson Ave (34-9-135+136) + Lots Blk 7.
S. side Tennyson ave AT Burns Ave (34-10-54)

Madison TN. 37115

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender, shall be applicable to all genders.

Witness our hand s this 29th day of September, 19 87

James R. McKinney
JAMES R. McKINNEY

Melissie Earlene Conrad Bush
MELISSIE EARLENE CONRAD BUSH, TRUSTEE

STATE OF TENNESSEE
Davidson County

BOOK 7377 PAGE 761

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. McKinney and Melissie Earlene Conrad Bush, Trustee

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1987.

Commission expires 7-17-88

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES R. McKINNEY and

MELISSIE EARLENE CONRAD BUSH, Trustee

TO

E. B. SMITH, JR.

EXHIBIT "A" BOOK 7377 PAGE 762

TRACT I

Being Lots 24, 25, 26, 32, 33, 34 & 35 Block "F" on the Plan of Edenwold City, as of record in Book 421, Page 123 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James T. Conrad and James R. McKinney by Deed from Dorothy Dunn of record in Book 4215, Page 250, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush, Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of Record in Book 6564, page 776, Register's Office for Davidson County, Tennessee; thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT II

Being property located in the 11th Councilmatic District and described according to a survey made May 8, 1968 by Braden D. Hinson, Engineer.

Beginning at an iron pin in the southerly side of Tennyson Avenue; thence, 57 deg. 48' E 70.5 feet to a stake; thence N 70 deg. 27' E 536.2 feet to a monument; thence S 27 deg. 3' E 92.4 feet to a monument; thence N 66 deg. 29' E 390.5 feet to monument; thence, N 61 deg. 40' E 223.1 feet to an iron pin; thence, S 63 deg. 20' W 170.7 feet to an irpn pin; thence S 7 deg. 53' W 50.5 feet to an iron pin; thence, S 79 deg. 27'W 325.6 feet to a stake; thence, S 62 deg. 39' W 16.0 feet to a stake; thence S 79 deg. 0' W 110.3 feet to a stake; thence S 76 deg. 37' W 480.6 feet to the point of beginning containing approxomately 1.23 acres.

Being the same property conveyed to James R. McKinney and James T. Conrad by deed from J. W. Jones, Sr., Unmarried by Deed of record in Book 4252, Page 467 Register's Office for Davidson County, Tennessee.

Also being a portion of the same property coneyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush, Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of record in Book 7377 page 758, Register's Office for Davidson County, Tennessee; thus making James R. McKinney and said Trusts with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT III

Being Lots 36,37,38,39, 40 & 41 Block "F", Edwenwold City, as of record in Book 421,Page 123 Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to James T. Conrad and James R. McKinney by deed from Dorothy Dunn of record in Book 4215, Page 250, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush, Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of Record in book 6564, page 776, Register's Office for Davidson County, Tennessee; thus making James R. McKinney and said Trusts with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

TRACT IV

Being Lots No. 42, 43 and 44 of Block "F" being in the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee.

Said lots fron 75 feet on the north side of Tennyson and extend back between parallel lines 110 feet to an alley.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from James William Jones, et ux, of record in Book 4047, page 759, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Trust A, B & C (a ½ interest) as designated under the Will of James Thomas Conrad, with Melissie Earlene Conrad Bush, as Trustee with full power to transfer and convey without the joinder of any beneficiary, by Melissie Earlene Conrad Bush, Executrix under the Will of James Thomas Conrad, by Quitclaim Deed of record in Book 6564, page 776, Register's Office for Davidson County, Tennessee, thus making James R. McKinney and said Trusts, with Melissie Earlene Conrad Bush, Trustee owner of a ½ interest each.

The Will of James Thomas Conrad being of record in Will Book 140, page 453 Probate Court Clerk's Office for Davidson County, TEnnessee.

This INSTRUMENT PREPARED MAXIMUM PRACTICAL TIMEFULNESS FOR

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7377 PAGE 764

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			35000.00- CAMT.	
			98.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 110.50-	
			2427A10/13/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.37.94

IDENTIFICATION REFERENCE

Oct 13 1 11 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25881

764